

Clay County, Missouri Land Survey Document

DESCRIPTION TRACT-A

All of the W½ of the SW¼ and that portion of the SW¼ of the NW¼, all in Section 3, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the SW corner of said Section 3; thence N00°18'50"E, 2208.74 feet along the West line of said W½ SW¼ to the centerline of a ditch; thence N25°07'37"E, 476.58 feet along said centerline to the North line of said W½ SW¼ (also the South line of said SW¼ NW¼); thence S89°33'58"E, 599.77 feet along said North line (also said South line); thence N68°49'27"E, 569.67 feet to the East line of said SW¼ NW¼; thence S00°23'08"W, 209.80 feet along said East line to the SE corner of said SW¼ NW¼ (also the NE corner of said W½ SW¼); thence S00°16'17"W, 2641.50 feet to the SE corner of said W½ SW¼; thence N89°34'37"W, 1331.53 feet along the South line of said W½ SW¼ to the point of beginning. Containing 80.97 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-B

All of the E½ of the SW¼ and that portion of the SE¼ of the NW¼, all in Section 3, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the SW corner of said Section 3; thence N89°34'37"W, 30.00 feet along the South line of said E½ SW¼; thence N00°13'44"E, 10.00 feet parallel with the East line of said E½ SW¼; thence N89°34'37"W, 1301.53 feet parallel with said South line to the West line of said E½ SW¼; thence N00°16'17"E, 2631.50 feet to the NW corner of said E½ SW¼ (also the SW corner of said SE¼ NW¼); thence N00°23'08"E, 209.80 feet along the West line of said SE¼ NW¼; thence N69°21'00"E, 878.44 feet; thence N76°33'39"E, 522.51 feet to the East line of said SE¼ NW¼; thence S00°10'57"W, 651.09 feet along said East line to the Center of said Section 3; thence S00°13'44"W, 2641.25 feet along the East line of said E½ SW¼ to the point of beginning. Containing 94.17 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-C

That portion of the W½ of the NW¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the NW corner of said Section 10; thence S89°34'37"E, 1311.72 feet along the North line of said W½ NW¼; thence S00°19'47"W, 2240.38 feet parallel with the East line of said W½ NW¼; thence N77°17'42"W, 322.24 feet; thence N88°45'01"W, 158.32 feet; thence S07°17'00"W, 124.67 feet; thence N89°31'51"W, 820.47 feet to the West line of said W½ NW¼; thence N00°15'24"E, 2292.68 feet along said West line to the point of beginning. Containing 67.87 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-D

That portion of the E½ of the NW¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the NW corner of said Section 10; thence S00°24'10"W, 2399.81 feet along the East line of said E½ NW¼; thence N89°31'51"W, 550.00 feet parallel with the South line of said E½ NW¼; thence S00°24'10"W, 250.00 feet parallel with said East line to said South line; thence N89°31'51"W, 778.16 feet along said South line to the SW corner of said E½ NW¼; thence N00°19'47"E, 2638.74 feet along the West line of said E½ NW¼; thence S89°34'37"E, 1301.52 feet parallel with the North line of said E½ NW¼; thence N00°24'10"E, 10.00 feet parallel with said East line to said North line; thence S89°34'37"E, 30.00 feet to the point of beginning. Containing 77.42 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-E

That portion of the SW¼ of the NW¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the W¼ corner of said Section 10; thence N00°15'24"E, 355.00 feet along the West line of said SW¼ NW¼; thence S89°31'51"E, 820.47 feet parallel with the South line of said SW¼ NW¼; thence N07°17'00"E, 32.15 feet; thence S89°31'51"E, 166.28 feet parallel with said South line; thence S29°08'41"E, 45.72 feet; thence S89°31'51"E, 67.00 feet parallel with said South line; thence S03°09'51"W, 170.00 feet; thence S64°35'39"W, 85.35 feet; thence S06°58'00"W, 141.00 feet to said South line; thence N89°31'51"W, 978.11 feet along said South line to the point of beginning. Containing 8.56 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-F

That portion of the SW¼ of the NW¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the South line of said SW¼ NW¼ that is S89°31'51"E, 978.11 feet from the W¼ corner of said Section 10; thence N06°58'00"E, 141.00 feet; thence N64°35'39"E, 85.35 feet; thence N03°09'51"E, 170.00 feet; thence N89°31'51"W, 67.00 feet parallel with said South line; thence N29°08'41"W, 45.72 feet; thence N89°31'51"W, 166.28 feet parallel with said South line; thence N07°17'00"E, 92.52 feet; thence S88°45'01"E, 158.32 feet; thence S77°17'42"E, 342.72 feet to the East line of said SW¼ NW¼; thence S00°19'47"W, 404.00 feet along said East line to the SE corner of said SW¼ NW¼; thence N89°31'51"W, 350.06 feet along said South line to the point of beginning. Containing 3.39 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-G

That portion of the E½ of Section 3, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a 4 inch pipe on the East line of said Section 3 that is N00°29'19"E, 1855.00 feet from the SE corner of said Section 3; thence S89°39'24"W, 1320.93 feet to a point that is 16.5 feet East of the West line of the E½ of said Section 3; thence S00°16'24"W, 1995.56 feet parallel with said West line to the South line of said E½; thence N89°36'20"W, 20.00 feet along said South line to a point that is 3.5 feet West of said West line; thence N00°16'24"E, 3302.30 feet parallel with said West line; thence S88°52'35"E, 1333.76 feet to a railroad rail post on the East line of said Section 3; thence S00°03'09"E, 1272.80 feet along said East line to the point of beginning. Containing 40.51 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-H

That portion of the W½ of Section 2, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the West line of said Section 2 that is N00°29'19"E, 1855.00 feet from the SW corner of said Section 2; thence N00°29'19"E, 167.56 feet along said West line to a 4 inch pipe; thence N00°03'09"W, 1272.80 feet along said West line to a railroad rail post; thence S77°29'52"E, 1001.00 feet; thence S81°46'11"E, 353.34 feet to a railroad rail post; thence S00°33'29"W, 1165.25 feet; thence N89°54'29"W, 1315.79 feet parallel with the South line of said W½ to the point of beginning. Containing 39.06 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-I

That portion of the SW¼ of Section 2, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the SW corner of said Section 2; thence N00°29'19"E, 1855.00 feet along the West line of said SW¼; thence S89°54'29"E, 1315.79 feet parallel with the South line of said SW¼; thence S00°33'29"W, 1855.00 feet to the SE corner of the W½ of the SW¼ of said Section 2; thence N89°54'29"W, 857.95 feet along said South line; thence N00°29'19"E, 400.00 feet parallel with said West line; thence N89°54'29"W, 435.60 feet parallel with said South line; thence S00°20'19"W, 400.00 feet parallel with said West line to said South line; thence N89°54'29"W, 20.00 feet along said South line to the point of beginning. Containing 51.98 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-J

That portion of the SW¼ of the SW¼ of Section 2, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the South line of said SW¼ SW¼ that is S89°54'29"E, 20.00 feet from the SW corner of said Section 2; thence N00°29'19"E, 400.00 feet parallel with the West line of said SW¼ SW¼; thence S89°54'29"E, 435.60 feet parallel with said South line; thence S00°29'19"W, 400.00 feet parallel with said West line to said South line; thence N89°54'29"W, 435.60 feet along said South line to the point of beginning. Containing 4.00 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-K

That portion of the S½ of the SE¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the NE corner of said S½ SE¼, said point being S00°01'27"E, 1331.45 feet from the E¼ corner of said Section 10; thence S00°01'27"E, 575.71 feet along the East line of said S½ SE¼ to the Northern right of way line of New Missouri Highway 210; thence N89°22'09"W, 10.41 feet along said r.o.w. line; thence S53°28'25"W, 89.02 feet along said r.o.w. line; thence N88°22'09"W, 1370.43 feet along said r.o.w. line; thence Westerly along a curve to the right, having a radius of 7514.44 feet, through a central angle of 08°36'17", an arc length of 1128.52 feet along said r.o.w. line; thence N39°00'57"W, 115.68 feet along said r.o.w. line; thence N85°31'01"W, 41.65 feet along said r.o.w. line to the West line of said S½ SE¼; thence N00°24'10"E, 406.03 feet along said West line to the NW corner of said S½ SE¼; thence S89°26'59"E, 2686.84 feet along the North line of said S½ SE¼ to the point of beginning. Containing 36.20 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-L

Those portions of the SE¼ of the SE¼ of Section 10 and the NE¼ of the NE¼ of Section 15, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at the SE corner of said Section 10 (also the NE corner of said Section 15); thence S00°01'27"E, 194.00 feet along the East line of said NE¼ NE¼ to the normal high bank of the Missouri River; thence N70°11'36"W, 859.24 feet along said river; thence N78°44'47"W, 399.68 feet along said river; thence N80°50'38"W, 149.29 feet along said river to the West line of said SE¼ SE¼; thence N00°11'22"E, 190.00 feet along said West line to the Southern right of way line of the Norfolk & Western Railroad; thence S88°22'09"E, 1347.48 feet along said r.o.w. line to the East line of said SE¼ SE¼; thence S00°01'27"E, 350.56 feet along said East line to the point of beginning. Containing 10.48 acres and subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-M

That portion of the NW¼ of the SW¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the W¼ corner of said Section 10; thence S89°31'51"E, 20.00 feet along the North line of said NW¼ SW¼; thence S00°15'24"W, 726.85 feet parallel with the West line of said NW¼ SW¼ to the Northern right of way line of New Missouri Highway 210; thence N89°25'13"W, 20.00 feet along said r.o.w. line to the West line of said NW¼ SW¼; thence N00°15'24"E, 726.81 feet along said West line to the point of beginning. Containing 0.34 acres and subject to all easements, restrictions, reservations and right of ways of record, if any.

DESCRIPTION TRACT-N

That portion of the W½ of the SW¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at a point on the West line of said W½ SW¼ that is S00°15'24"W, 1275.51 feet from the W¼ corner of said Section 10, said point being on the Southern right of way line of New Missouri Highway 210; thence S88°12'46"E, 20.00 feet along said Southern r.o.w. line; thence S00°15'24"W, 709.65 feet parallel with said West line to the Northern right of way line of Old Missouri Highway 210; thence S76°42'49"W, 20.56 feet along said Northern r.o.w. line to said West line; thence N00°15'24"E, 715.00 feet along said West line to the point of beginning. Containing 0.33 acres and subject to all easements, restrictions, reservations and right of ways of record, if any.

DESCRIPTION TRACT-O

Those portions of the E½ of the SW¼ of Section 3 and the E½ of the NW¼ of Section 10, all in Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as a whole as follows: Beginning at a point on the South line of said E½ SW¼ (also the North line of said E½ NW¼) that is N89°34'37"W, 30.00 feet from the SW corner of said Section 3 (also the NW corner of said Section 10); thence N00°13'44"E, 10.00 feet parallel with the East line of said E½ SW¼; thence S00°16'17"W, 10.00 feet parallel with said South line to the West line of said E½ SW¼; thence S00°16'17"W, 10.00 feet along said West line to the SW corner of said E½ SW¼ (also the NW corner of said E½ NW¼); thence S00°19'47"W, 10.00 feet along the West line of said E½ NW¼; thence S89°34'37"E, 1301.52 feet parallel with said North line; thence N00°24'10"E, 10.00 feet parallel with the East line of said E½ NW¼ to the point of beginning. Containing 0.60 acres and subject to all easements, restrictions, reservations and right of ways of record, if any.

DESCRIPTION TRACT-P

That portion of the W½ of the NW¼ of Section 10, Township 51 North of the Base Line, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the NE corner of said W½ NW¼; thence S00°19'47"W, 2244.74 feet along the East line of said W½ NW¼; thence N77°17'42"W, 20.48 feet; thence N00°19'47"E, 2240.38 feet parallel with said East line to the North line of said W½ NW¼; thence S89°37'37"E, 20.00 feet along said North line to the point of beginning. Containing 1.03 acres and subject to all easements, restrictions, reservations and right of ways of record.

PAGE 2 OF 2

SURVEYORS CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 30, 1994, 4 CSR 30-6.020.

Date: 10-21-97 Signed: Terry M. McCannless MORETT2143

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

M & M LAND SURVEYING SERVICE, INC. 808 EAST MAIN STREET PO BOX 83 RICHLAND, MO 64085 PHONE (816) 776-6343 FAX (816) 470-6343		
SURVEY FOR: EDWARDS ESTATE MISSOURI CITY, MO.	Date: 10-21-1997 If Filed Book: 97-185 If Project #: 97-5430	